

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION
ROUTE 715, BRODHEADSVILLE, PA 18322
MINUTES OF MEETING – June 18, 2008

A regular meeting of the Chestnuthill Township Planning Commission was called to order at 7:00 p.m. on Wednesday, June 18, 2008, at the Township Municipal Building, Rte 715, Brodheadsville, by Larry Smith.

Present: Dave Gordon, Chris Eckert, Larry Smith, Dave Johnson, Nick Caprioli, Atty. Tim McManus, Engineer Chris McDermott, Township Manager David Albright, Office Manager Cathy Martinelli.

Absent: Matt Connell and Dick Rodenbach.

The **Pledge of Allegiance** to the Flag was led by Dave Johnson.

Minutes. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to approve the minutes of the May 21, 2008 meeting, as distributed. (5-0)

Submittals.

Weiss, Ellis R. Jr. (Minor Subdivision) Robert Beers. Engineer McDermott said this plan is ready to be accepted for review. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to accept this plan. (5-0) (Plan date 5/20/08) **90-day review ends 9/18/08) (SEO: No testing required)**

Plan Review.

Kinsley's Plaza Phase I. (Prelim LDP) Niclaus Engineering. Lou Cozza was present on behalf of this plan. Engineer review letter dated 6/11/08 was reviewed. A brief discussion ensued and on motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan tonight. (5-0) (Plan date 8/17/07) (Accepted 9/19/07) **(open ended waiver 6/17/08) (Rev. 12/4/07, 1/30/08, 5/2/08, and 6/3/08) (SEO: planning module incomplete)**

Skaflestad, Clyde (Land Development Plan) George Collura. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan tonight. (5-0) (Plan date 3/30/06) (Received 3/31/06) (Accepted 4/19/06) **(open ended waiver 6/22/06) (Rev 10/4/07) (SEO: primary and reserve area testing complete)**

New Cingular Wireless PCS (Land Development Plan) Clough Harbour & Assoc. Atty. Kate Durso was present on behalf of this plan. Engineer review letter dated 6/17/08 was reviewed. The issue of ice falling off the cell tower was raised again and the Engineer asked for a recalculation, however, Atty. Durso said it does not make a difference at this point it is not required for the Land Development Plan. Atty. McManus agreed. A brief discussion ensued and on motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan. (5-0)(Plan date 6/1/06)(Received 6/20/06)(Accepted

7/19/06) (waiver until 8/29/08) (Rev. 8/23/06,5/30/08)(SEO: no flows have been submitted)

Hottenstein, Ester Estate (Minor Subdivision) Frank J. Smith, Jr. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to table this plan tonight. (5-0)(Plan date 10/17/06) (Accepted 11/15/06)(open ended waiver 1/26/07)(SEO: planning module ready for approval)

Pratixa Land Development. (Prelim/Final Plan) Carbon Engineering. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to table this plan tonight. (5-0) (Plan date 9/5/07) (Accepted 10/17/07) (waiver until 11/30/08) (SEO: engineer's comments of 2/03/08 must be addressed)

Applegate Land Development (Prelim Land Dev) George Fetch. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Nick Caprioli it was voted to table this plan tonight. (5-0)(Plan date 6/7/99)(Accepted 10/17/07)(open ended waiver 12/20/07)(Rev. 2/8/08)(SEO: testing complete no planning required. The plot plan should reflect an accurate to scale sizing of the absorption beds to insure that all isolation distances maybe maintained. Soil probes and perc tests should be accurately located.

Pleasant Valley Assembly of God (Preliminary Plan) (Niclaus Engineering. Lou Cozza was present on behalf of this plan. Planning module is under review. A brief discussion ensued including doing a lot consolidation on the same plan Atty. McManus was in agreement. It was asked to table this plan tonight. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan tonight. (5-0) (Plan date 4/1/08) (Open ended waiver 6/18/08) (Rev.6/4/08) (SEO: testing in progress, component 2 planning under review)

Allahand, Benjamin Estate (Minor Subdivision) Brian Courtright, PLS. It was asked via phone to table this plan tonight. On motion made by Dave Johnson, seconded by Dave Gordon it was voted to table this plan tonight. (5-0)(Plan date Jan 2008) (open ended waiver)(SEO: testing complete, component 1 required)

Rehrig Subdivision (Minor Subdivision) Melham Associates, PC. Engineer's comment letter dated 6/11/08 was reviewed. The planning module component 2 was incomplete. A brief discussion ensued and on motion made by Dave Johnson seconded by Nick Caprioli it was voted to conditionally approve this plan subject to satisfactorily addressing the Engineer comment review letter dated 6/11/08, receipt of county comments and certifications on the plan as well as a complete planning module. (5-0) (Plan date 3/19/08) (Rev 4/23/08) (90-day review ends 8/21/08) (SE0: planning module incomplete)

Wines Sr. Subdivision. (Minor Subdivision w/lot line adjust) Steven J. Romich. Engineer comment letter dated 6/11/08 and Atty. McManus comment letter dated 6/17/08 were reviewed. There were many items incomplete, a brief discussion ensued and on motion made by Dave Johnson, seconded by Chris Eckert it was voted to table this plan tonight. (5-0)(Plan date 11/21/07)(**90-day review ends 8/21/08**)(**SEO: testing completed, planning module incomplete**)

Maldonado-Colon (Lot joinder) Frank Smith. It was asked via phone to table this plan tonight. On motion made by Nick Caprioli, seconded by Dave Gordon it was voted to table this plan tonight. (5-0)(Plan date 10/19/07)(**90-day review ends 8/21/08**)(**SEO: no testing required**)

Pohoqualine Fish Association (Minor Subdivision) Effort Associates. (NOTE: Board of Supervisors approved a waiver that this plan **does not** have to be reviewed by Chestnuthill Township)

Sketch Plan. None.

Business from the Planning Commission. Dave Johnson complimented Chris McDermott on how smooth things are running now that he is the Township's Engineer. Also, a brief discussion ensued on Engineer's plans that just come in to the meeting for an update.

Planning Module Approval. None.

Plans to be signed. None.

Other Business. We will mail/e-mail the no parking in the fire lane ordinance out to each member for their comments for the next meeting.

Public Comment. None.

Adjournment. There being no further business, on motion made by Dave Johnson, seconded by Nick Caprioli it was voted to adjourn at 8:13 p.m. (5-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary